

# Minnesota Cropland and Pasture Rental Rates

Prepared by David Bau September 2017

Data provided by the Minnesota Agricultural Statistic Service

September 2017, 2016, 2014, 2013, and 2012

County/ Region	Cropland Rental Rates					Pasture Rental Rates				Irrigated	
	2017	2016	2014	2013	2012	2017	2016	2014	2013	2012	2012
Becker	111	105	117	122	87	22	19	16.5	16.5	12.5	NA
Clay	141	131	139	160	111	20.5	18	NA	25.5	NA	NA
Clearwater	37.5	30	NA	33.5	21.5	12.5	12	12	11.5	12.5	NA
Kittson	75	82.5	70.5	71	63.5	10.5	11.5	13.5	10	NA	NA
Mahnomen	110	100	126	138	88	12.5	13	NA	NA	25	NA
Marshall	90	79	84.5	86	71	29	NA	NA	NA	NA	NA
Norman	110	121	116	118	118	NA	20.5	NA	NA	NA	NA
Pennington	65	64.5	63.5	54	55.5	NA	NA	20	20.5	16	NA
Polk	125	118	95	101	92	13	19	19	19.5	14	NA
Red Lake	65	68.5	66	66.5	57.5	NA	22.5	16.5	NA	NA	NA
Roseau	53.5	50.5	NA	42.5	41	15	13	14.5	15	16.5	NA
<b>NORTHWEST</b>	<b>105</b>	<b>101</b>	<b>96.5</b>	<b>98</b>	<b>81.5</b>	<b>17</b>	<b>16</b>	<b>16</b>	<b>16.5</b>	<b>18.5</b>	<b>121</b>
Beltrami	40	24	NA	NA	NA	13.5	12.5	NA	10	11.5	NA
Cass	35	24.5	35	NA	NA	9	13	NA	16.5	16.5	NA
Hubbard	24.5	21.5	16	NA	NA	12	9.2	NA	8.1	9.4	NA
Itasca	NA	22	23.5	NA	NA	NA	9.3	NA	NA	NA	NA
Koochiching	NA	25	21	NA	NA	NA	NA	NA	9	NA	NA
Lake of the Woods	32.5	31.5	NA	NA	NA	6	NA	NA	NA	NA	NA
<b>NORTH CENTRAL</b>	<b>30</b>	<b>25</b>	<b>25</b>	<b>NA</b>	<b>NA</b>	<b>12.53</b>	<b>13</b>	<b>NA</b>	<b>14</b>	<b>14</b>	<b>133</b>
Cook	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lake	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
St Louis	12.5	NA	14	NA	NA	9	6.9	NA	NA	NA	NA
<b>NORTHEAST</b>	<b>18</b>	<b>18</b>	<b>14</b>	<b>NA</b>	<b>NA</b>	<b>9</b>	<b>6.9</b>	<b>NA</b>	<b>10</b>	<b>NA</b>	<b>NA</b>
Big Stone	163	165	144	153	126	28.5	29	38	42.5	NA	NA
Chippewa	190	188	210	212	170	25.5	27	37.5	37.5	NA	NA
Douglas	129	118	117	95	95	20	16	NA	NA	NA	NA
Grant	168	171	188	173	121	NA	NA	NA	NA	22.5	NA
Lac Qui Parle	170	181	195	174	140	71	64.5	48.5	38.5	42.5	NA
Otter Tail	106	100	90.5	98	82.5	145	13.5	18	18.5	16	NA
Pope	143	125	145	124	105	43.5	30.5	24.5	27.5	27.5	121
Stevens	164	158	169	164	129	50	NA	32.5	NA	23.5	222
Swift	174	177	180	180	146	55	60.5	54.5	37.5	28	186
Traverse	170	167	184	167	133	30	36.5	31	28	22.5	NA
Wilkin	137	150	139	140	112	NA	NA	NA	NA	NA	NA
Yellow Medicine	183	182	203	204	179	NA	NA	NA	45	33	NA
<b>WEST CENTRAL</b>	<b>160</b>	<b>159</b>	<b>167</b>	<b>160</b>	<b>128</b>	<b>42.5</b>	<b>43</b>	<b>35</b>	<b>31.5</b>	<b>28.5</b>	<b>177</b>

County	Cropland Rental Rates					Pasture Rental Rates					Irrigated
	2017	2016	2014	2013	2012	2017	2016	2014	2013	2012	2012
Benton	79	83.5	89	74	65	22	19.5	24	17	17	NA
Carver	189	195	223	226	197	NA	NA	50.5	NA	NA	NA
Kandiyohi	214	206	226	236	176	36.5	46.5	NA	35	42.5	NA
McLeod	223	248	262	220	213	NA	37	NA	40	NA	NA
Meeker	175	178	200	168	169	NA	NA	NA	NA	NA	NA
Morrison	77	64.5	72.5	64.5	65	20	14	17	17	12.5	NA
Renville	219	228	240	220	194	NA	NA	NA	23	NA	NA
Scott	198	207	237	206	165	NA	41.5	NA	NA	40	NA
Sherburne	52	58	54	54.5	51	NA	28.5	25.5	20	NA	181
Sibley	226	247	271	270	230	NA	25.5	NA	NA	NA	NA
Stearns	142	145	155	142	121	37	51	18	35	17	288
Todd	62.5	63.5	84.5	58	52.5	23	27.5	19	26	17	182
Wadena	31	32	34	34.5	28	12	23	9.5	NA	NA	140
Wright	159	149	170	174	135	35	NA	21	32	17	109
<b>CENTRAL</b>	<b>186</b>	<b>189</b>	<b>200</b>	<b>189</b>	<b>164</b>	<b>27</b>	<b>28</b>	<b>17</b>	<b>23</b>	<b>15</b>	<b>214</b>
Aitkin	33	38	32.5	35	17.5	14.5	10	12	NA	NA	NA
Anoka	57	60.5	58.5	61.5	52	NA	NA	NA	NA	NA	NA
Carlton	19.5	14.5	31	31.5	11	6	5.4	8.6	13	9.4	NA
Chisago	69	69	73	73.5	54.5	19	23	18	30	NA	NA
Crow Wing	37	33.5	30	23.5	22	16	13	13.5	10	12	NA
Hennepin	131	133	142	126	112	NA	NA	NA	30	18	NA
Isanti	62	56.5	86.5	58	58	12.5	11	12.5	12	NA	NA
Kanabec	62.5	59.5	59.5	39.5	36	16.5	21	18.5	13	7.3	NA
Mille Lacs	75.5	68	67.5	57	57.5	19.5	15.5	19.5	20	NA	NA
Pine	31.5	33.5	38.5	41.5	34	15	10	14	14	11.5	NA
Washington	114	133	142	149	102	32	28	35	38	NA	NA
<b>EAST CENTRAL</b>	<b>72.5</b>	<b>71</b>	<b>81</b>	<b>72.5</b>	<b>60</b>	<b>15.5</b>	<b>12.5</b>	<b>14.5</b>	<b>15.5</b>	<b>12</b>	<b>NA</b>
Cottonwood	202	194	223	224	204		49.5	30	NA	NA	NA
Jackson	202	199	235	222	178	41	44	42	NA	37	NA
Lincoln	171	176	199	168	149	46	54	47.5	48	50	NA
Lyon	183	197	227	210	174	41	43.5	52	52.5	NA	NA
Murray	177	191	212	213	205	51	58	48	53	58	NA
Nobles	189	207	211	212	185	60	57.5	44	NA	NA	NA
Pipestone	180	175	190	191	156	51.5	50	46	46	48	NA
Redwood	187	213	222	222	184	48	NA	31.5	NA	NA	NA
Rock	212	237	247	226	213	61	74.5	58.5	61	51	NA
<b>SOUTHWEST</b>	<b>190</b>	<b>201</b>	<b>220</b>	<b>212</b>	<b>183</b>	<b>51</b>	<b>51.5</b>	<b>46</b>	<b>51.5</b>	<b>49</b>	<b>NA</b>

County	Cropland Rental Rates					Pasture Rental Rates					Irrigated
	2017	2016	2014	2013	2012	2017	2016	2014	2013	2012	2012
Blue Earth	232	219	244	245	209	57.5	57.5	NA	NA	NA	NA
Brown	197	209	210	211	171	49	49	61.5	43	NA	NA
Faribault	219	238	264	269	214	NA	NA	NA	NA	NA	NA
Freeborn	217	243	263	252	237	41.5	41.5	NA	NA	NA	NA
Le Sueur	NA	231	256	267	221	38.5	38.5	34	41	NA	NA
Martin	NA	242	273	274	227	NA	NA	28.5	NA	NA	NA
Nicollet	215	234	276	244	234	NA	NA	NA	NA	NA	NA
Rice	214	206	249	232	215	23	23	54	NA	NA	NA
Steele	219	214	NA	208	208	NA	NA	NA	51	NA	NA
Waseca	216	232	NA	241	207	NA	NA	NA	NA	NA	NA
Watonwan	213	229	236	219	219	31	31	30	35	NA	NA
<b>SOUTH CENTRAL</b>	<b>217</b>	<b>229</b>	<b>255</b>	<b>246</b>	<b>216</b>	<b>39</b>	<b>39</b>	<b>47.5</b>	<b>46.5</b>	<b>NA</b>	<b>NA</b>
Dakota	202	189	211	212	173	NA	NA	NA	NA	NA	NA
Dodge	207	253	274	264	205	27	27	45	41	NA	NA
Fillmore	191	214	236	245	186	NA	NA	43	41	NA	NA
Goodhue	250	195	273	247	209	23	23	30.5	41.5	NA	NA
Houston	178	188	183	185	163	23	23	14	27	21.5	NA
Mower	199	239	273	256	201	23.5	23.5	NA	30	NA	NA
Olmsted	194	214	246	220	188	35.5	35.5	29	26	33	NA
Wabasha	186	191	222	206	180	32	32	44.5	NA	28.5	NA
Winona	206	228	212	213	177	30	30	26	40	30	NA
<b>SOUTHEAST</b>	<b>214</b>	<b>219</b>	<b>252</b>	<b>239</b>	<b>192</b>	<b>35</b>	<b>35</b>	<b>32</b>	<b>36.5</b>	<b>30.5</b>	<b>NA</b>
<b>MINNESOTA</b>	<b>166</b>	<b>170</b>	<b>185</b>	<b>177</b>	<b>150</b>	<b>30</b>	<b>30</b>	<b>26</b>	<b>28</b>	<b>24.5</b>	<b>200</b>

Minnesota Agricultural Statistic Service did published statewide estimates for 2015

The state average cropland rental rates declined from:  
\$185 in 2014 to \$180 in 2015 to \$170 in 2016 to \$166 in 2017.

- **2.4%** decrease from 2016 to 2017
- **5.5%** decrease from 2015 to 2016.
- **2.7%** decrease form 2014 to 2015.
- **4.5%** increase from 2013 to 2014
- **18%** increase from 2012 to 2013
- **11.1%** increase from 2011 to 2012.

Statewide Irrigated rental rate declined from \$210 in 2015 to \$185 in 2016 & 2017

Pasture average increased from \$26 in 2014 to \$28 per acre in 2015 to \$30 in 2016 and 2017.



# Landowner's Cash Rent Worksheet

Prepared by: David Bau – Regional Extension Educator, Ag Business Management (September 2017)

Use the Examples below as a guide. Determine what acres are tillable and versus non-tillable and their corresponding values. For a desired return determine what interest rate you think is fair. In the example, 3% is used. Taxes can vary greatly whether homestead or non-homestead. The example is for non-homestead. Liability Insurance will protect you if someone is hurt on your property. If you have buildings or bins or other equipment on property that requires electricity, acknowledge who is responsible for payment.

	<u>Example</u>	<u>Your Farm</u>
(A) Farm Size in Acres (tillable acres)	156	_____
(B) Value per Acre	\$6,500	_____
(C) Total Farm Value (A x B)	\$1,014,000	_____
(D) Desired Return on Investment (C x 3.0%)	\$30,420	_____
(E) Real Estate Taxes (A x \$50.00)	\$7,800	_____
(F) Liability Insurance	\$200	_____
(G) Other Cash Costs (repairs, pump, Etc.)	\$0	_____
(H) Total Desired Return (D+E+F+G)	\$38,420	_____
DESIRED RENT PER ACRE (H/A)	\$246.28	_____